

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Will Allen, Redevelopment Administrator / 797-2093

PREPARED BY: Will Allen

SUBJECT: Resolution

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, RATFYING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY'S PURCHASE OF PROPERTY FROM DAVIE APOSTOLIC CHURCH, INC., A FLORIDA CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE

REPORT IN BRIEF: The CRA Board approved a purchase contract to purchase a one and one-half acre site on the north side of Orange Drive to the west of Davie Road. This site is developed with a single family residence, a day care center and a church. A contract was prepared for the purchase of the site in the amount of \$1,500,000. The contract requires that this purchase price must be substantiated by two independent appraisals. The contract also includes an inspection and due diligence period which will begin after the Town Council ratifies the purchase contract. The inspection period is used to investigate and inspect the site including preparing title work, surveys, and environmental assessments. The contract permits the current property owner to inhabit the residence for 60 days after the closing to clean out the equipment and furniture from the church and day care center.

The acquisition of property is consistent with the Redevelopment Plan particularly in the Davie Road Corridor. Acquisition of property is also consistent with State Statutes and is specifically listed as a power of the CRA in Section 12-408 (C) (3) (b) of the Town of Davie Land Development Code. The property in question is a prime redevelopment site particularly when combined with adjoining property. This one and one-half acre site is directly west of the Jackson property recently purchased by the CRA.

CONCURRENCES: The CRA Board approved the contract for purchase with the property owner at the January 30, 2006 CRA meeting.

FISCAL IMPACT:
Has request been budgeted? yes
If yes, expected cost: \$1,500,000

RECOMMENDATION(S): Motion to approve the Resolution.

Attachment(s): Resolution
Contract For Purchase
CRA Motion Of January 30, 2006

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, RATIFYING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY'S PURCHASE OF PROPERTY FROM DAVIE APOSTOLIC CHURCH, INC., A FLORIDA CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council of the Town of Davie created the Davie Community Redevelopment Agency (CRA) pursuant to Ordinance 88-23 adopted on May 5, 1988; and

WHEREAS, pursuant to Ordinance 92-24, the Town Council delegated to the CRA the power to make and execute contracts and other instrument necessary or convenient to the carrying out of Community Redevelopment projects and related activities within its area of operation; and

WHEREAS, the CRA has identified property located on the north side of Orange Drive to the west of Davie Road for acquisition; and

WHEREAS, the property is owned by the Davie Apostolic Church, Inc.; and

WHEREAS, the CRA and the Davie Apostolic Church, Inc. have approved a Contract For Purchase and Sale to purchase this one and one-half acre site which is improved with a single family residence, a day care center and a church for the amount of \$1,500,000; and

WHEREAS, the Contract for Purchase and Sale requires the purchase price to be substantiated by two appraisals and grants the CRA a 60 day Inspection Period to obtain the appraisals, survey, and other investigations.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie ratifies the CRA's purchase of property from the Davie Apostolic Church, Inc., described as: The south 266.8 feet of Tract 47, of "Everglades Land Co. Subdivision" of Section 27, Township 50 South, Range 41 East, according to the Plat thereof, as recorded in Plat Book 2, Page 34, of the Public Records of Dade County, Florida, less the West 225 feet thereof, together with the south 266.8 feet of the west 145 feet of Tract A, of the amended Plat of Blocks 5 and 6 of "First Addition to Davie", recorded in Plat Book 15, Page 6 of the Public Records of Broward County, Florida, less the east 25 feet of the north 115 feet of the said south 266.8 feet thereof, said lands situate, lying and being in Broward County, Florida.

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2006.

MAYOR/COUNCILMEMBER

ATTEST;

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2006

CONTRACT FOR PURCHASE AND SALE
(Apostolic Church of Jesus Christ of Miami, Inc. Property)

This CONTRACT FOR PURCHASE AND SALE (the "Contract") is entered into this ____ day of _____, 2006, by and between **APOSTOLIC CHURCH OF JESUS CHRIST OF MIAMI, INC.** a _____, and **TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic created pursuant to Chapter 163, Part III, Florida Statutes (the "Buyer").

For and in consideration of the mutual covenants and obligations created hereby as well as other good and valuable considerations, Buyer agrees to buy and Seller agrees to sell the following described property subject to and upon the terms and conditions set forth below. The effective date of this Contract (the "Effective Date") shall be the date upon which the last of Seller and Buyer shall have signed this Contract or initialed any changes thereto.

1. Property. The property which is the subject of this Contract consists of the following: the fee simple good, marketable and insurable title to the real property described in Exhibit "A" attached hereto (the "Property"); together with all riparian rights, easements, privileges, servitudes, appurtenances and other rights pertaining to the Property.

2. Deposit. Upon receipt of a copy of this Contract executed by Seller and Buyer, Buyer shall immediately deposit in escrow with Billing, Cochran, Heath, Lyles, Mauro & Anderson, P.A. (the "Escrow Agent") One Thousand and 00/100 Dollars (\$1,000.00) (the "Deposit"), which shall be placed in a separate interest-bearing escrow account under the Buyer's Federal Employer Tax Identification Number. The Deposit shall be held by Escrow Agent and utilized in accordance with the provisions of this Contract. The Deposit, if this transaction closes, shall become a credit in favor of the Buyer against the Purchase Price at Closing. If this transaction shall fail to close, the disposition of the Deposit shall be as provided herein, and the interest on the Deposit shall follow the Deposit and inure to the benefit of the party entitled thereto. Reference to the Deposit throughout this Contract shall include any and all accrued interest thereon.

3. Purchase Price. The Purchase Price of the Property (the "Purchase Price") shall be One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00), to be substantiated by the average of two (2) appraisals obtained by Buyer. In the event the average of the two (2) appraisals is less than the Purchase Price, the Buyer may terminate this Contract and obtain a return of the Deposit and each party shall bear its or their expenses incurred to the date of termination. The Purchase Price is subject to prorations and adjustments as herein provided.

4. Evidence of Title.

A. Within fifteen (15) days following the Effective Date, the Buyer shall obtain, at Buyer's expense, an ALTA title insurance commitment, including hard copies of all title exceptions, issued by a Title Insurance Company authorized to conduct business in the State of Florida (the "Title Insurance Company"), proposing to insure Buyer's title to the Property (the "Title Evidence"). Buyer shall have up to and including fifteen (15) days following Buyer's receipt of the Title Evidence (the "Title Review") to review the Title Evidence. If the Title Evidence reveals that title to the Property is not good, marketable and insurable in accordance with the

standards adopted by The Florida Bar, then Buyer shall, within the Title Review period, notify Seller in writing specifying the title defect(s) (the "Title Defects") and the curative action required to render such matters acceptable to Buyer. If said Title Defect(s) render title to the Property unmarketable and/or uninsurable, Seller shall have thirty (30) days from receipt of such notice within which to remove said Title Defects or Buyer may accept title to the Property "as is" without reduction in the Purchase Price and proceed to close. If Buyer does not elect to accept title to the Property "as is", or if Seller is unsuccessful in removing the Title Defects within said thirty (30) day period, despite Seller's due diligence and best efforts to remove the Title Defects, then the Buyer shall elect within ten (10) days after the end of the thirty (30) day period to either: (i) accept the title to the Property as it then is without reduction in the Purchase Price; or (ii) demand a refund of the Deposit, which shall forthwith be returned to Buyer by the Escrow Agent, and thereafter Buyer and Seller shall be released from all further obligations under this Contract. Notwithstanding anything to the contrary set forth in this Paragraph 4, if title to the Property is unmarketable because of liens in a liquidated amount that can be released if satisfied by the payment of money alone, then Buyer shall accept title to the Property as it then is and, at the time of the Closing hereunder, such liens shall be paid from the cash to close, and the amount due Seller shall be reduced by such amount, or the Seller shall remove same by statutory permitted bond. Seller agrees that Seller shall, if title to the Property is found to be unmarketable, use its best efforts to cure the Title Defects within the time limit set forth herein.

B. If at any time subsequent to the delivery of the Title Evidence and prior to the Closing of this transaction, title to the Property is found to be subject to additional exceptions not revealed by the Title Evidence ("Additional Defects"), Buyer shall give written notice of such Additional Defects to Seller prior to the Closing Date. Any Additional Defects, other than those created by, through or under Buyer, shall be removed of record by Seller and, if necessary, Closing shall be delayed by a period not to exceed sixty (60) days to allow such removal. If such Additional Defects are not corrected within said sixty (60) day period, then Buyer shall have the same options as Buyer has been granted herein as if Seller did not cure the Title Defects.

5. Survey. Within thirty (30) days following the Effective Date, Buyer may obtain, at Buyer's expense, a currently dated survey (the "Survey") of the Property prepared by a Florida licensed surveyor which shall include a delineation of existing easements on the Property certified to the Buyer, Buyer's attorney, and the Title Insurance Company. Buyer shall deliver a sealed copy of the Survey to Seller within said thirty-day period. If the Survey shows any easements, encroachments or other matters which would impair the Buyer's proposed development of the Property, the same shall be treated as a Title Defect and such Title Defect shall be governed by the provisions contained within Paragraph 4 of this Contract.

6. Right to Enter/Inspection Period.

A. Seller hereby grants to Buyer the right to enter upon the Property during the Inspection Period as set forth below to inspect, investigate and conduct tests and environmental audits on the Property and take whatever action Buyer deems necessary or desirable to determine the Property's suitability for Buyer's intended use. Buyer shall restore the Property to the condition existing prior to Buyer conducting any tests on the Property pursuant to this Paragraph 6. To the extent allowed by law, the Buyer shall hold Seller harmless for any damage resulting from the failure of Buyer or the agents, contractors, employees and representatives of Buyer to exercise reasonable care in the conduct of such tests, inspections or examinations.

B. Buyer shall have up to and including Sixty (60) days following the Effective Date to conduct an examination of the Property to determine the Property's suitability for Buyer's intended use ("Inspection Period"). During the Inspection Period, Seller agrees to provide Buyer with access to any documents or information which Seller has in its possession relating to the Property, including, without limitation, surveys and title evidence.

C. To the extent permitted by law, Buyer shall timely pay for and hold Seller harmless from liability for all tests, services, inspections, audits and examinations performed on Buyer's behalf under this Paragraph 6 so that the Property does not become subject to any liens. Buyer has no authority or right to create liens upon the Property. If such a lien occurs, Buyer shall remove same by a statutory permitted bond or otherwise within five (5) days of notice from Seller.

D. At any time prior to expiration of the Inspection Period, Buyer shall have the sole alternative, at its absolute discretion, of either (i) rejecting the Property, in which event Buyer shall notify Seller and Escrow Agent in writing prior to the expiration of the Inspection Period of Buyer's intention to terminate this Contract, whereupon Escrow Agent shall promptly return the Deposit to Buyer and both parties shall be released from any further rights and obligations hereunder; or (ii) accepting the Property and proceeding with performance of Buyer's obligations hereunder and to close this transaction. In the event Buyer fails to notify Seller of Buyer's rejection of the Property as provided herein, such failure shall be deemed an acceptance of the Property by the Buyer.

7. Closing Documents. At the Closing, Seller shall deliver to Buyer the following:

A. Warranty Deed in Statutory Form ("Deed"), in recordable form, conveying fee simple title to the Property, subject to those exceptions accepted by Buyer pursuant to Paragraph 4 above;

B. An affidavit from Seller testifying that (i) it will take no action prior to recording the Deed to Buyer affecting the title to the Property, (ii) Seller has collected and remitted all taxes and filed all applicable tax returns in connection with the use and operation of the Property and is current in the payment of all such taxes, except for the current year's real estate taxes, (iii) there are no actions or proceedings now pending in any state or Federal court or other governmental body of which Seller is a party, including, but not limited to, proceedings in bankruptcy, receivership or insolvency, which would adversely affect the title to the Property or Seller's ability to close on the sale of the Property to Buyer, and (iv) there are no parties in possession of or with any rights to possession of any portion of the Property other than Buyer and the lessees specifically agreed to by the parties in the addendum contemplated by Section 17 C. hereof.

C. No-lien Affidavit;

D. A Certificate of Non-Foreign Status or statement complying with Section 1445(b)(2) or (3) of the Internal Revenue Code of 1986, as amended;

E. A Closing Statement;

F. Sworn Statement under Section 287.133(3)(a), Florida Statutes, if applicable;

F. Form 1099; and

G. Such other instruments as the Title Insurance Company shall reasonably require, including a good standing certificate and appropriate corporate resolution authorizing the sale.

8. Place of Closing. The Closing shall be held at the offices of Billing, Cochran, Heath, Lyles, Mauro & Anderson, P.A., 888 S.E. 3rd Avenue, Suite 301, Fort Lauderdale, Florida 33316, or at such other place as is agreed to by the parties.

9. Closing Date. The Closing of this transaction ("Closing") shall occur on or before thirty (30) days following expiration of the Inspection Period ("Closing Date").

10. Closing Costs. Buyer shall pay the costs of Buyer's inspection of the Property, Buyer's attorney's fees, the costs of the Title Evidence, the cost of the Survey, and any title insurance premium. Seller shall pay the costs of the Florida documentary stamp tax on the Deed, the costs of recording the Deed, Seller's legal fees, and the cost of curing Title Defects or Additional Title Defects, if any, in accordance with Paragraph 4 above.

11. Real Estate Taxes; Assessments.

A. Real estate taxes on the Property shall be prorated as of the Closing Date based on the current year's taxes, if known. If a Closing occurs at a date when the current year's taxes are not fixed and the current year's assessment is available, taxes shall be prorated based upon such assessment and the prior year's millage. If the current year's assessment is not available, then taxes will be prorated on the prior year's tax. However, any tax proration based on the prior year's tax may, at the request of either party to the transaction be subsequently readjusted upon receipt of the current year's tax bill. All such prorations will have been based on actual tax or estimated tax and make appropriate allowance for the maximum allowable discount or other exemptions. In the event either party fails or refuses to reprorate the real estate taxes within ten (10) days following receipt of a request by the other party for such reproration, then the amount due shall bear interest from the expiration of said ten (10) day period at the rate of eighteen (18%) percent per annum. In the event a party is obligated to institute legal proceedings to recover the reproration of real estate taxes and the interest due as herein set forth, the prevailing party shall be entitled, in addition, to recover reasonable attorneys' fees and costs from the non-prevailing party. Seller shall remit prorated real estate taxes to the Broward County Revenue Collector in accordance with applicable provisions of Florida law.

B. All certified assessment liens shall be paid by Seller, and all other assessment liens shall be assumed by Buyer.

12. Condemnation. In the event that any portion of the Property shall be threatened by or taken in condemnation or under the right of eminent domain after the Effective Date hereof and prior to the Closing Date, this Contract, at the option of Buyer, may either: (a) be declared null and void with respect to the Property; or (b) continue in effect and the proceeds received from such condemnation or eminent domain proceeding shall be retained by Seller and applied to reduce the Purchase Price, or (c) if condemnation or eminent domain proceedings are not completed, assigned at Closing to Buyer. If Buyer elects to complete the sale of the Property pursuant hereto, Seller shall not negotiate a settlement of any pending condemnation or eminent domain proceedings without the prior consent of Buyer.

13. Proceeds of Sale and Closing Procedure. At the Closing, Buyer shall pay to Seller the Purchase Price, plus or minus any prorations or adjustments permitted by this Contract. The Deposit, together with interest earned thereon, shall be applied to the Purchase Price. Payment of the Purchase Price shall be made in the form of a cashier's check or immediately available federal wire funds payable or wired to the Seller's account or other account designated by Seller in writing.

14. Escrow.

A. During the Inspection Period, Escrow Agent agrees, by acceptance of the Deposit, to comply with the instructions of Buyer as to whether Escrow Agent shall return the Deposit to Buyer if it is not satisfied with the matters discovered during the Inspection Period or continue to hold the Deposit pursuant to the terms of this Contract.

B. In the event of any dispute between Seller and Buyer as to the disposition of the Deposit, Escrow Agent shall have the right to interplead all parties hereto and thereupon be freed from further liability to either or both parties. The non-prevailing party in such litigation shall pay reasonable expenses incurred by Escrow Agent in connection with such interpleading, and the non-prevailing party shall pay the other party's reasonable legal and other expenses incurred in connection therewith. Except for its grossly negligent or willful acts, Escrow Agent shall be excused from all responsibility, including insolvency of any depository, and shall be indemnified and held harmless by Seller and Buyer to the extent permitted by law, from all claims, demands, liability, costs and expenses associated with its duties as Escrow Agent hereunder. Buyer acknowledges that it has been advised that Escrow Agent has acted and is also acting herein as counsel to Seller in this transaction and Buyer has no objection thereto.

C. Escrow Agent shall not charge Seller or Buyer for its services as Escrow Agent.

15. Conditions Precedent and Termination. Not to the exclusion of any other conditions and remedies contained herein, the obligations of Buyer hereunder shall be subject to satisfaction of the following conditions precedent ("Conditions Precedent") on or before the Closing Date:

A. The representations and warranties made by Seller herein shall be true and correct statements of fact as said facts exist as of the Closing Date, with the same force and effect as though such representations and warranties had been made as of the Closing Date; and

B. All terms, covenants and provisions of this Contract to be complied with and performed by the Seller on or before the Closing Date shall have been duly complied with and performed.

If the Conditions Precedent set forth above are not satisfied on or before the Closing Date, then, at Buyer's option, Buyer may: (i) waive any or all such unsatisfied Conditions Precedent and proceed to Closing as provided herein; (ii) extend the Closing Date an additional thirty (30) days by giving Seller written notice of such extension prior to the original Closing Date; or (iii) terminate this Contract by giving Seller written notice thereof at any time prior to the Closing Date (or extended Closing Date), in which event this Contract shall be cancelled and the Deposit shall be returned to the Buyer.

16. Agreements of Seller. Seller agrees that, from the Effective Date and until the earlier to occur of termination of this Contract, expiration of this Contract, or Closing:

A. Seller shall maintain the Property in the same condition as it is as of the date of Buyer's execution of this Contract and in accordance with all requirements of any governmental authority, reasonable wear and tear excepted, which agreement shall survive the Closing;

B. Seller shall not encumber the Property or permit the Property to be additionally encumbered, without the consent of the Buyer, with any easements, agreements, concessions, licenses, judgments, leases or other third party rights or with any mortgage or other monetary lien or encumbrance and at or prior to Closing, any judgments, leases and third-party rights shall be terminated and/or released to Buyer's satisfaction in its sole and absolute judgment and discretion;

C. Seller shall promptly notify Buyer of any change in any condition with respect to the Property or of any event or circumstance which makes, or will make, any representation or warranty of Seller to Buyer under this Contract untrue or misleading or any covenant of Seller to Buyer under this Contract incapable or less likely of being performed and shall deliver to Buyer any and all notices with respect to or affecting the Property promptly upon receipt of same (including, without limitation, all notices with respect to real estate taxes or special assessments affecting the Property or any portion thereof);

D. Seller shall, upon written request from Buyer, obtain such estoppel letters and consents to this Contract and such alternative information and certifications as Buyer may require, in form and substance acceptable to Buyer, from the holders of any mortgage, lien, security interest, judgment or other encumbrance on all or any portion of the Property or against Seller; and

E. Seller shall cooperate with Buyer with respect to Buyer's efforts to obtain the Governmental Approvals, including, but not limited to, executing any and all necessary

applications and other documents and furnishing information, provided such cooperation shall be at no cost to Seller.

17. Representations and Warranties of Seller. Seller represents and warrants to Buyer as follows, which representations and warranties shall be deemed made by Seller to Buyer as of the Effective Date, and shall survive Closing or any termination of this Contract, and Seller acknowledges that, but for such representations and warranties, Buyer would not execute this Contract:

A. This Contract, and the consummation of the transactions described herein, and all agreements, instruments and documents herein provided to be executed or to be caused to be executed by Seller have been or shall be, duly authorized, executed and delivered by, and, upon delivery thereof, shall be binding upon and enforceable against Seller in accordance with their respective terms.

B. Seller has the legal right, power and authority to enter into this Contract and to perform all of its obligations hereunder, and the execution and delivery of this Contract and the performance by Seller of its obligations hereunder shall not conflict with or result in a breach of any law or regulation, or order, judgment, writ, injunction or decree of any court or governmental instrumentality or any agreement or instrument to which Seller is a party or by which Seller is bound or to which Seller or any portion of the Property is subject.

C. Seller has not granted any option or other right to purchase or otherwise acquire any portion of the Property, or any interest therein, to any party except Buyer pursuant to this Contract.

D. Seller holds record fee simple absolute title to the Property.

E. Seller is not a foreign person and is not in any manner controlled by a foreign person within the meaning of Section 1445 of the Internal Revenue Code of 1986, as amended.

F. To the best knowledge of Seller, Seller has not received any notice of violation of any applicable law pertaining to the Property or any portion thereof, the provisions of which have not been complied with, nor does Seller have knowledge of any such violation.

G. To the best knowledge of Seller, there are no pending actions, suits, claims or legal proceedings affecting the Property or any portion thereof, at law or in equity, before any court or governmental agency.

H. Seller has not, nor, to the best knowledge of Seller, has any predecessor in title, executed or caused to be executed any document with or for the benefit of any governmental authority restricting the development, use or occupancy of the Property.

I. As of the Effective Date, to Seller's actual knowledge no Hazardous Substances (as hereinafter defined) have been released or discharged into the groundwater under the Property or the Property itself, and no Hazardous Substances are present on the Property in violation of any state, local or federal rule or statute.

18. Representations and Warranties of Buyer. Buyer represents and warrants that it has the lawful authority to purchase the Property and to otherwise carry out the terms of this Contract, and the execution and delivery of this Contract and the performance thereof is not prohibited by or inconsistent with any agreement to which Buyer is a party or pursuant to which Buyer exists as a legal entity.

19. Hazardous Substances. If, at any time during the term of this Contract, Buyer shall discover any Hazardous Substances on, under or about the Property, Buyer may (i) proceed to close the transaction, or (ii) terminate this Contract by providing Seller with written notice thereof within thirty (30) days following such discovery by Buyer, in which event this Contract shall be cancelled and the Deposit returned to the Buyer. As used herein, the term "Hazardous Substances" means petroleum, petroleum products, asbestos, asbestos containing materials, lead, lead containing materials, any other hazardous, toxic or dangerous substance, material, or waste as defined for purposes of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Section 9601, *et seq.* ("CERCLA"); Hazardous Materials Transportation Act, 49 U.S.C. Section 1801 *et seq.* ("HMTA"); the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, *et seq.* ("RCRA"), and all amendments to the foregoing, or any other federal, state or local law, ordinance, rule or regulation applicable to the Property, and establishing liability, standards or required action as to discharge, spillage, storage, uncontrolled loss, seepage, filtration, disposal, removal, use or existence of a hazardous, toxic or dangerous substance, material or waste.

20. Arbitration. Without limiting any rights set forth in other provisions of this Contract, any and all disputes arising hereunder, shall be submitted to binding arbitration and not to a court for determination. Arbitration shall commence after written notice is given from either party to the other, such arbitration shall be accomplished expeditiously in the county and state where the Property is located, and shall be conducted in accordance with the rules of the American Arbitration Association ("AAA") currently in effect. The arbitration shall be conducted by an arbitrator jointly selected by Seller and Buyer. The arbitrator shall be selected from a list of arbitrators submitted by the AAA. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. Arbitration shall not commence until the party requesting it has deposited One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) with the arbitrator as a retained for the arbitrator's fees and costs. The party requesting arbitration shall advance such sums as are required from time to time by the arbitrator to pay the arbitrator's fees and costs, until the prevailing party is determined or the parties have agreed in writing to an alternate allocation of fees and costs. Each party shall pay its own legal fees and costs and any other fees incurred in connection with an arbitration proceeding which arises out of or relates in any way to this Contract provided, however, that the arbitrator shall award arbitrator's fees and costs to the prevailing party in the arbitration judgment.

B. Notwithstanding the parties' intent to submit any controversy or claim arising out of or relating to this Contract or any other document signed or initialed in connection with this Contract to arbitration, in the event that a court of competent jurisdiction shall determine or relevant law shall provide that a particular dispute is not subject to the arbitration provisions of this Paragraph 19, then the parties agree to the following provisions:

(1) Each party acknowledges that this Contract is a sophisticated legal document. Accordingly, justice will best be served if issues regarding this Contract are heard by a judge in a court proceeding, and not a jury. Each party agrees that any claim, demand, action, or cause of action, with respect to any action, proceeding, claim, counterclaim, or cross-claim, whether in contract or in tort (regardless if the tort action is presently recognized or not), caused on, arising out of, in connection with or in any way related to this Contract, the documents (including, without limitation, any declaration), any course of conduct, course of dealing, verbal or written statement, validation, protection, enforcement action or omission of any party shall be heard by a judge in a court proceeding and not a jury.

(2) The party prevailing in such dispute shall be entitled to recover all costs incurred, including reasonable attorney's fees and costs, whether incurred before trial, at trial, in bankruptcy proceedings, or on appeal.

21. Default. In the event of a failure by Buyer or Seller to perform any obligation or covenant which either of them is obligated to perform under this Contract, except for the failure to close in accordance with the terms of this Contract, which failure shall constitute an immediate default hereunder, no default shall occur until notice thereof is given to the defaulting party by the other party hereto asserting an event of default has occurred, describing the nature of the default, and giving a period of five (5) days to cure the default, if readily curable by the payment of money, or a period of thirty (30) days to cure the default, if not readily curable by the payment of money. If after notice and the cure period provided in the preceding sentence, the Buyer is in default, then the balance of the Deposit shall be paid to and retained by and for the account of Seller as agreed and liquidated damages and in full settlement of any claims whatsoever, and this Contract shall terminate and be of no further force or effect. If Seller fails to perform any of its covenants set forth in this Contract or fails to properly convey the Property when obligated to do so in accordance with the terms hereof, Buyer shall be entitled to receive the return of the Deposit or seek specific performance against Seller.

22. Assignment. This Contract shall not be assigned by Buyer without Seller's prior written consent, which shall not be unreasonably withheld or delayed.

23. Persons Bound. The benefits and obligations of the covenants herein shall inure to and bind the respective successors and assigns of the parties hereto.

24. Survival of Covenants and Special Covenants. The terms, covenants, representations, and warranties of this Contract shall survive the Closing, except where expressly provided otherwise.

25. Notices. All notices, request, consents, instructions, and communications required or permitted under this Contract shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by messenger or nationally recognized overnight courier service, or mailed (air mail if international) by registered or certified mail (postage prepaid), return receipt requested, and addressed to each party at their respective addresses as set forth below or to such other addresses any party may designate by notice complying with the terms of this Paragraph 25.

IF TO SELLER: Apostolic Church of Jesus Christ of Miami, Inc. of Jesus Christ

Telephone No. (954) _____

Fax No. (954) _____

IF TO BUYER: Town of Davie Community Redevelopment Agency
Attn: Redevelopment Administrator
4700 Davie Road, Suite C
Davie, Florida 33314
Telephone No. (954) 797-2093
Fax No. (954) 797-1200

Copy to: Gerald L. Knight, Esq.
Billing, Cochran, Heath, Lyles, Mauro & Anderson, P.A.
888 SE 3rd Avenue, Suite 301
Fort Lauderdale, Florida 33316
Telephone No. (954) 764-7150
Fax No. (954) 764-7279

ESCROW AGENT: Billing, Cochran, Heath, Lyles, Mauro & Anderson, P.A.
888 SE 3rd Avenue, Suite 301
Fort Lauderdale, Florida 33316
Telephone No. (954) 764-7150
Fax No. (954) 764-7279

Each such notice, request, or other communication shall be considered given and shall be deemed delivered (a) on the date delivered if by personal delivery or courier service; (b) on the date of transmission with confirmed answer back if by telex or telegraph or telecopier if transmitted before 5:00 p.m. on a business day, and on the next business day if transmitted after 5:00 p.m. or on a nonbusiness day; or (c) on the date on which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed. Rejection, refusal to accept, or inability to deliver of which no notice was given shall be deemed to be a receipt of such notice, request, or other communication. The respective attorneys for Seller and Buyer are hereby authorized to give any notice pursuant to this Contract on behalf of their respective clients.

26. Miscellaneous.

A. Counterparts. This Contract may be executed in any number of counterparts, each of which shall be considered an original and all of which taken together shall constitute one and the same agreement.

B. Governing Law; Venue. This Contract shall be governed by Florida law. No amendments to this Contract shall be effective unless signed by both parties and in writing. Venue for any legal proceedings shall be in Broward County, Florida.

C. Complete Agreement. This Contract evidences the complete understanding of the parties hereto as respects the matters addressed herein. No agreement or representation, unless set forth in this Contract, shall bind either of the parties hereto.

D. Partial Invalidity. In the event that any paragraph or portion of this Contract is determined to be unconstitutional, unenforceable or invalid, such paragraph or portion of this Contract shall be stricken from and construed for all purposes not to constitute a part of this Contract, and the remaining portion of this Contract shall remain in full force and effect and shall, for all purposes, constitute the entire agreement.

E. Construction of Contract. All parties hereto acknowledge that they have had the benefit of independent counsel with regard to this Contract and that this Contract has been prepared as a result of the joint efforts of all parties and their respective counsel. Accordingly, all parties agree that the provisions of this Contract shall not be construed or interpreted for or against any party hereto based upon authorship.

F. Waiver of Breach. The failure of any party hereto to enforce any provisions of this Contract shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Contract, or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Contract shall be held to constitute a waiver of any other or subsequent breach.

G. Time. Time is of the essence of this Contract.

27. Brokerage. Seller and Buyer each warrant and represent to the other that they have not dealt or consulted with any real estate broker or agent in connection with the Property or this transaction. Seller shall indemnify and hold Buyer harmless from and against any and all claims of all brokers and finders claiming by, through or under Seller and in any way related to the sale and purchase of the Property or this Contract including, without limitation, attorneys' fees and expenses incurred by Buyer at the trial level and all levels of appeal in connection with such claim. To the extent permitted by law, Buyer shall indemnify and hold Seller harmless from and against any and all claims of all brokers and finders claiming by, through or under Buyer and in any way related to the

Exhibit "A"

(Property ID numbers 50412701055, 504127050020, and 504127050024)

The South 266.8 feet of Tract 47, of "Everglades Land Co. Subdivision" of Section 27, Township 50 South, Range 41 East, according to the Plat thereof, as recorded in Plat "Book 2, Page 34, of the Public Records of Dade County, Florida, less the West 225 feet thereof, together with the South 266.8 feet of the West 145 feet of Tract A, of the amended Pat of Blocks 5 and 6 of "First Addition to Davie", recorded in Plat Book 15, Page 6 of the Public Records of Broward County, Florida, less the East 25 feet of the North 115 feet of the said South 266.8 feet thereof, said lands situate, lying and being in Broward County, Florida.

SELLER OCCUPANCY AGREEMENT

This Agreement (hereinafter so called) is made in consideration of the closing of the purchase and sale transaction by and between DAVIE APOSTOLIC CHURCH, INC. (hereinafter referred to as "Seller") and the TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY (hereinafter referred to as "Buyer") on this ____ day of _____, 2006, for the premises located at 6451 Orange Drive, Davie, Florida. Seller and Buyer hereby agree as follows:

1. Buyer hereby grants Seller the right to possession of the above-described Property as provided for herein through and including 5:00 p.m. sixty (60) days from the date of closing as provided in the Contract for Purchase and Sale.
2. This Agreement pertains to the portion of the Property currently used as the residence of the Church's pastor and his immediate family and does not include the portions of the Property that are used for church services, meeting space or day care for children which uses shall be discontinued as of the date of Closing.
3. The occupancy rights granted to Seller pursuant to this Agreement are for the purposes of allowing the Seller to wind up the business affairs of the Church and to dispose of furniture, equipment and supplies on the premises.
4. Seller agrees that any of Seller's property remaining on the Property during the holdover period shall be at Seller's sole risk in that none of the property need be covered by any insurance obtained by Buyer with respect to the Property. Additionally, Seller agrees to continue in force Seller's existing liability insurance policy or policies with respect to the Property during the occupancy period. Seller shall provide Buyer with a certificate evidencing the liability insurance in an amount required by the Town of Davie Risk Manager showing the Buyer as an additional insured and providing no less than thirty (30) days advance written notice of cancellation by the insurer.
5. Seller hereby releases Buyer from any liability for theft or other casualty to Seller's personal property from and after the closing. Seller shall be responsible for payment of all utilities serving the Property during the



occupancy period, and will make arrangements with the applicable utilities for final readings as of the date the Seller vacates the Property.

6. Seller shall have the right to vacate the Property any time prior to the Delivery Deadline at which time the rights, benefits and obligations of the parties pursuant to this Agreement shall terminate.
7. In the event Seller has not vacated the premises to Buyers on or before the Delivery Deadline, then in such event it is hereby agreed that the Seller shall pay to the Buyer the sum of \$100.00 per day, commencing on the Delivery Deadline date through the date the subject property is delivered by Seller to Buyer. The parties agree, however, that notwithstanding the terms of this paragraph, Buyer shall have the right to file a lawsuit for eviction or ejectment of Seller, and to obtain possession of the subject property in the event Seller has failed to deliver possession of the subject property to Buyer in accordance with the terms of this Agreement on or before the Delivery Deadline.
8. The parties hereto agree that the failure of either party to insist upon the strict performance of any of the terms, conditions and covenants herein in any one instance shall not be deemed to be a waiver of any rights or remedies that said party may have pursuant to this agreement and shall not be deemed a waiver of any subsequent breach of default in the terms, conditions and covenants herein contained except as may be expressly waived in writing by the parties hereto.
9. In any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be determined by a court of law to be illegal, invalid or unenforceable, the remainder of this agreement, or the application of such term or provision to persons or circumstances other than those to which it is held illegal, invalid or unenforceable shall not be affected thereby and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
10. This Agreement shall be governed in accordance with the laws of the State of Florida.
11. This Agreement contains the entire agreement of the parties hereto with regard to the subject matter hereof and this agreement may not be amended, modified or supplemented except in writing executed by the parties hereto.



READ, AGREED, CONSENTED TO AND ACCEPTED, this ____ day of
____, 2006.

WITNESSES:

Print Name: _____


Print Name: _____

BUYER:

TOWN OF DAVIE COMMUNITY
REDEVELOPMENT AGENCY

By: _____

Print Name: _____

 ARIADNE MORALES
My Commission DD 218815
Expires June 2, 2007
Print Name: Ariadne Morales


Print Name: _____

SELLER:

DAVIE APOSTOLIC CHURCH, INC.

By: Michael Palevo

Print Name: Michael Palevo

Witnessed
Notary Public
 NOTARY PUBLIC
ANGELA L. HILL
2380 Washington Blvd, Ste 380
Cedar UT 84401
My Commission Expires Nov. 14, 2006
State of Utah
Angela L. Hill
for Erik Johnson

VP/ Director
X Erik Johnson
ERIK JOHNSON

Elizabeth A Lindberg X Sean A Gonzales
Elizabeth A Lindberg SEAN GONZALES
for Sean Gonzales

ELIZABETH A. LINDBERG
NOTARY PUBLIC - MICHIGAN
GOGEBIC COUNTY
MY COMMISSION EXPIRES JAN. 28, 2007

Sec/tx
X Joseph M Palevo
Joseph M Palevo

 ARIADNE MORALES
My Commission DD 218815

NOTICE OF MEETING
DAVIE COMMUNITY REDEVELOPMENT AGENCY
JANUARY 30, 2006
MINUTES

LOCATION: TOWN HALL COMMUNITY ROOM
MEMBERS OF THE TOWN COUNCIL MAY BE PRESENT

ACTION ITEM

3.3 Approve Purchase Agreement With Davie Apostolic Church, Inc.

The CRA Board authorized the purchase of an approximately 1.5 acre site immediately west of the Jackson property on September 27, 2005. The property owned by the Davie Apostolic Church, Inc., a Florida Corporation is developed with a single family residence, a day care facility and a church. The proposed purchase price is \$1.5 million dollars. The purchase price must be substantiated by two independent appraisals. An environmental must also be completed on the property along with an updated survey. The contract permits the property owner to inhabit the property for 60 days after the closing including living in the house and cleaning out the equipment and furniture from the church and the day care center and that the Town Council must ratify the purchase contract. It was indicated that the inspection period and due diligence period will begin after the Town Council ratifies the purchase contract on February 15, 2006.

When the property is consolidated with the Jackson property, this forms an excellent two acre redevelopment site. Chair Engel indicated the map that was included in the agenda packet did not show the house included in the property and questioned Pastor Mike if the house was included in the 1 ½ acre. Pastor Mike indicated the house was included in the property. It was indicated that the legal description included all of the property.

Terry Santini made a motion for the Redevelopment Administrator to proceed with the purchase of the approximately 1.5 acre site owned by the Davie Apostolic Church, Inc. The motion was seconded by Ms. Aikten. In a voice vote, everyone voted in favor. (Motion passed 7-0)